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Ashburnham Road, Northampton Northamptonshire NN1 4RA



£270,000

Offered to the market with no onward chain, this attractive three bedroom Victorian terrace home occupies a popular Abington location within close proximity of Abington Park and close to a wide range of local amenities.

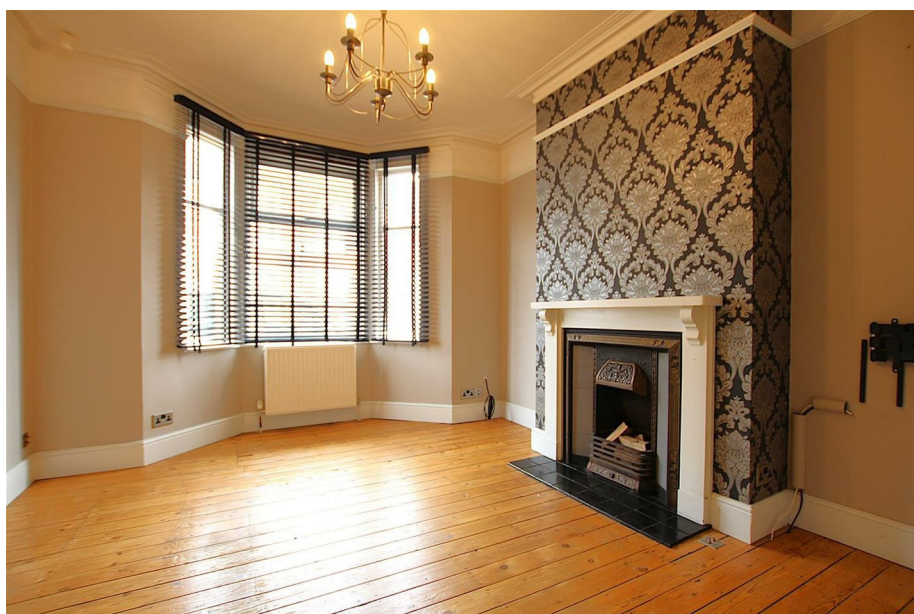
The accommodation begins with an entrance hall leading to a spacious lounge/dining room featuring stripped wooden flooring, decorative fireplaces, high ceilings and a bay window. Sliding doors provide the option to separate the lounge and dining areas, offering flexibility for both family living and entertaining. To the rear is a fitted kitchen with a contemporary extractor system. There is also a useful utility and downstairs WC.

To the first floor are three well proportioned bedrooms and a family bathroom fitted with a three piece suite comprising a bath with shower over, wash hand basin and WC.

Externally, the enclosed rear garden has been designed for ease of maintenance with paved and gravelled seating areas enclosed by attractive brick walls. Beyond the garden is a garage, accessed via a rear service road, providing parking or additional storage.

A characterful and versatile home offering generous accommodation, period charm and a highly convenient location.

Hallway



Living Room

10'11" x 11'6" (3.351 x 3.521)



Dining Room
9'5" x 13'9" at widest (2.8787 x 4.2 at widest)





Kitchen
19'7" x 8'7" (5.979 x 2.622)



Downstairs WC and Utility
9'2" x 3'11" (2.8 x 1.2)

Landing



Bedroom One
14'11" x 11'4" (4.547 x 3.474)



Bedroom Two
11'3" x 9'6" (3.438 x 2.899)



Bathroom

9'10" x 5'9" at widest (3 x 1.769 at widest)



Bedroom Three

8'7" x 8'8" (2.628 x 2.646)

Basement




Rear Garden

Garage



Please Note this floor plan is for illustrative purposes only. All measurements are approximate and no responsibility is taken for error.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	